

ISLAND AVE., PINE ISLAND 40-6-2

FILE

July 8, 1975

Mr. Edward K. Ward, Sr.
Island Ave. and Beech Rd.
Peaks Island, Maine 04108

Re: 90-G-2-3 - Island Ave, Peaks Island

Dear Mr. Ward:

In reply to your letter of July 1, 1975, you are correct; a building permit is not required for a fence of the type you describe, in the City of Portland. The Zoning Ordinance and Building Code, however, do govern the heights of fences and the type that are required for excavation, fire district, etc. The Zoning Ordinance in part says, (Sec. 602.19E), in residential zone no wall or fence along a street line or within 25 feet of a street line shall be more than four feet in height. If your stockade fence or any fence is more than four feet in height and within 25 feet of the street line as stated above; then this is not allowable. If you have done this, you do have appeal rights.

I will be glad to answer any questions on the above and explain the appeal procedure if necessary.

Very truly yours,

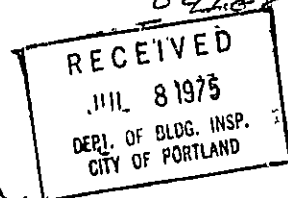
A. Allan Foule
Assistant Director

AAS:k

July 1, 1975
Island Av
Peaks Island Me

City Hall
389 Congress St
Portland, Me

Attn: Bldg Inspector's Office



Dear Sirs; -

I own property on Peaks Island listed as 9062 & 9063. I also owned 9061 but last September 1974 I sold that property consisting of a summer cottage on its lot to a Mrs. Teresa Licholai.

Last week (June 26 1975) I put along my boundary line and hers (75 feet) four (4) sections of stockade fencing and the remainder in wire fencing attached to cedar posts.

Also along my front line (126 ft) I have installed a wooden rail fence. I had only wire fencing all around previously.

I had been told I should have obtained a permit before putting up the new fencing. I don't think this is true but I thought I would check with you?

EDWARD K. WARD JR

Mayor to Ward Sr



CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION
COMPLAINT

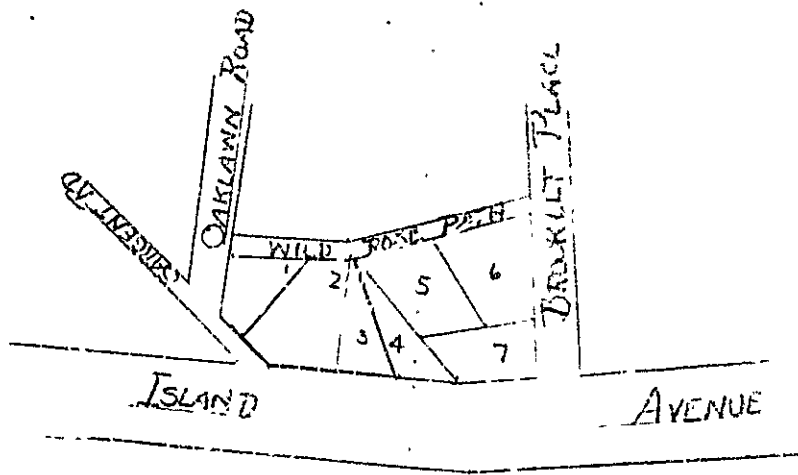
Location: Island Ave., Peaks Isl
90-C-2 & 3

~~FILE COPY~~
Inspector's Copy
COMPLAINT NO. 63/62

Date Received September 4, 1963

Location Island Ave., Peaks Island 90-C-2 & 3 Use of Building _____
Owner's name and address Edward K. Ward, Rte 1-#3130, Port Richey, Fla. Telephone _____
Tenant's name and address _____ Telephone _____
Complainant's name and address _____ Telephone _____
Description: X Fence built 5' high at corner of street Telephone _____

NOTES: Complaint from neighbor that wall fence about 5 feet high has been
erected along street line at street corner and blocks view of traffic entering
Island Avenue from side street.
9/4/63 - I asked Lawrence G. Harrison of Peaks Island Fire
dept. Co to check on this and he reported that fence
is probably from 3 1/2' to 4' high and unsightly, but
that he does not think it interferes with view
of traffic. He says that this fence on one or other side
of side street may be within limits of right-of-way.
9/6/63 - Fence may be unsightly - but it is not
more than 4' high and does not interfere with
corner clearance. P.H.D.



Form 3011
Rev. 1-1-19

AIR RECEIPT

Postmaster the Registered or Insured Article, the number of which appears on the back of this Card.

[Handwritten Signature]
(Signature of owner of article)

(Signature of addressee's agent - if not addressee's agent on form, O.K.E. above)

Date of delivery

19

GOVERNMENT PRINTING OFFICE

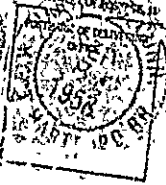
[Handwritten Signature]

[Handwritten Signature]

7-9-2

Post Office Department
OFFICIAL BUSINESS

FOR PRIVATE USE TO LIMITED PARTIES OF POST OFFICE
(pro)



Return to Building Inspection, Room 170
(NAME OF ADDRESSEE)

City Hall

REGISTERED ARTICLE
INSURED CANCEL



MAINE

UDELL BRAMSON
ATTORNEY AT LAW

TEL. BRACE 3-8293

Warren McDonald
Department of Building Inspection
Portland, Maine

re Edward K. Ward
24 Brace Street
W. Hartford, Conn.
Complaint-Island Avenue, Peaks Island

Dear Mr. McDonald:

I represent Edward K. Ward. I understand that the premises are unoccupied at the present time and there is no present danger unless someone trespasses on this property which they have no right to do.

The permit has to be renewed and after it is renewed Mr. Ward intends to do what's right on this matter.

Very truly yours,

Udell Bramson
Udell Bramson

RECEIVED

SEP 30 1959

DEPT. OF BLD'G. Insp.
CITY OF PORTLAND

*Red:
to note and
return papers
to G. R.
KMM*

142 HIGH STREET
SUITE 431
PORTLAND, MAINE

September 29, 1958

TRR

90-G-2



g.d.

R3 RESIDENCE ZONE
CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION
COMPLAINT

CS-66

Location:
Island Ave., Peaks Island
90-G-2

INSPECTION COPY

COMPLAINT NO. 58/85

Date Received September 3, 1958

90-G-2
Location Island Ave., Peaks Island Use of Building Dwelling
Conn.
Owner's name and address Edward K. Ward, 24 Brace Rd., W. Hartford, Telephone _____
Ten-nt's name and address _____ Telephone _____
Complainant's name and address Lawrence Burke, 2195 Congress St., Telephone _____
and Robert A. Bryan, Peaks Island PH
Description: Work on dwelling house never completed.

Tapas not paid
NOTES: Concrete block foundation with bulkhead entranceway to partially excavated
basement substantially completed.
Porch partially demolished, remainder is rotten and inadequately supported.
There appears to have been some painting done on the rear quite recently,
apparently this summer.
See permit application of 1955 for work that was intended. TTR

9/10/58 - Letter - W.W.

9/8/58 - Mrs. Ward phoned from long distance, inquired name of complainant and was told.
She then said that one or more neighbors were joining with Mr. Burke to make trouble
for them, that they could not afford to complete the porch, that they are trying to
sell the property but whenever they send a prospect to look at it the neighbors tell
them things that are untrue about the building and spoil the sale. wmc.

7/30/58 - Letter from City of Brunswick

Reg. Mail
Ret. Receipt

September 5, 1958

Complaint 58/85
Island Avenue, Pease Island
90-2-2

Edward K. Ward
24 Bruce Road
West Hartford, Conn.

Dear Mr. Ward:

As a result of complaints to this department concerning the dangerous condition of a dwelling at the above location which you are reported to own or control, an inspector from this department found that a porch extending around portions of three sides of the dwelling has been partially demolished and the remainder is rotten and inadequately supported.

A check of our files reveals that a permit to demolish this porch and construct a new open entrance platform was issued on September 14, 1955, but it appears that no work has been done under the permit for some months and the permit has now lapsed.

It is apparent that the existing conditions, serious at the present time, will become increasingly so when winter snow arrives perhaps necessitating that we obtain the assistance of the Legal Department of the City of Portland to initiate action to bring the building in compliance with Building Code requirements.

We shall expect a reply from you by October 1, 1958 as to how you intend to proceed to remedy the dangerous conditions and as to what date any work involved will be completed.

Very truly yours,

Harren McDonald
Inspector of Buildings

MR/38



APPLICATION FOR AMENDMENT TO PERMIT

Amendment No. 1

Portland, Maine, Sept. 23, 1955

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for an amendment to Permit No. 55/893 pertaining to a building or structure comprised in the original application in accordance with the Laws of the State of Maine, the Building Code and Zoning Ordinance of the City of Portland, plans and specifications, if any, submitted herewith, and the following specifications:

Location Inland Ave., Peaks Island 90-G-2 Within Fire Limits? D Dist. No. _____
 Owner's name and address Edward K. Ward, Inland Ave., Peaks Island Telephone _____
 Lessee's name and address _____ Telephone _____
 Contractor's name and address Robert S. Collins, 72 Oxford St. Telephone 5378
 Architect _____ Telephone _____
 Proposed use of building dwelling house Plans file No. _____ No. of sheets _____
 Increased cost of work 500. No. families 1 Additional fee 2.00

Description of Proposed Work

To change post foundation under entire building to a concrete block wall, 8" blocks, with concrete footing, to extend at least 4' below grade and to extend to sill. Posts to remain as is under girder. 4x6 sills

Amendment to be issued to S. Collins

Details of New Work

Is any plumbing work involved in this work? _____ Is any electrical work involved in this work? _____
 Height average grade to top of plate _____ Height average grade to highest point of roof _____
 Size, front _____ depth _____ No. stories _____ solid or filled land? _____ earth or rock? _____
 Material of foundation _____ Thickness, top _____ bottom _____ cellar _____
 Material of underpinning _____ Height _____ Thickness _____
 Kind of roof _____ Rise per foot _____ Roof covering _____
 No. of chimneys _____ Material of chimneys _____
 Framing lumber—Kind _____ Dressed or full size? _____ of lining _____
 Corner posts _____ Sills _____ Girt or ledger board? _____ Size _____
 Girders _____ Size _____ Columns under girders _____ Size _____ Max. on centers _____
 Studs (outside walls and carrying partitions) 2x4-16" O.C. Bridging in every floor and flat roof span over 8 feet.
 Joists and rafters: 1st floor _____ 2nd _____ 3rd _____ roof _____
 Or enters: 1st floor _____ 2nd _____ 3rd _____ roof _____
 Maximum span. 1st floor _____ 2nd _____ 3rd _____ roof _____
 Signature of Owner: Edward K. Ward

Approved: C.R. - 9/26/55 - ag

Signature of Owner: [Signature]
Approved: 9/26/55 [Signature]
Inspector of Buildings.

INSPECTION COPY

PERMIT ISSUED
SEP 27 1955
CITY OF PORTLAND



(A) APARTMENT HOUSE ZONE

APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class

Portland, Maine, June 13, 1955

PERMIT ISSUED

00393

JUN 14 1955

CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect alter raise or install the following building structure or structures in accordance with the Laws of the State of Maine, the Building Code and Zoning Ordinance of the City of Portland, plans and specifications, if any, submitted herewith and the following specifications:

Location Island Ave., Peaks Island Within City Limits? no Dist. No. 3

Owner's name and address Edward K. Ward, Island Ave., Peaks Island Telephone 508

Lessee's name and address (Wendell Meyers, former owner) Telephone _____

Contractor's name and address owner Telephone _____

Architect _____ Specifications _____ Plans No. _____ No. of sheets _____

Proposed use of building dwelling house No. families 1

Last use _____ No. families 1

Material wood No. stories 1 Heat _____ Style of roof _____ Roofing _____

Other buildings on same lot _____

Estimated cost \$ 200 Fee \$ 2.00

General Description of New Work

To remove existing front open piazza approximately 4' x 30' and extends on each side about 15'.

To construct platform on front of house 3' x _____ Platform and steps to ^{be} stone and concrete, at least 4' below grade. no roof

OFFICIALLY OF OCCUPANCY REQUIREMENT IS WAIVED

It is understood that this permit does not include installation of heating apparatus which is to be taken out separately, by and in the name of the heating contractor. PERMIT TO BE ISSUED TO Edward K. Ward

Details of New Work

Is plumbing involved in this work? _____ Is any electrical work involved in this work? _____

Is connection to be made to public sewer? _____ If not, what is proposed for sewage? _____

Has notice been sent? _____ Form No. _____

Height average grade to top of plate _____ Height average grade to highest point of roof _____

Size front _____ depth _____ No. stories _____ solid or filled land? _____ earth or rock? _____

Material of foundation _____ Thickness, top _____ bottom _____ cellar _____

Material of underpinning _____ Height _____ Thickness _____

Kind of roof _____ Rise per foot _____ Roof covering _____

No. of chimneys _____ Material of chimneys _____ of lining _____ Kind of heat _____ fuel _____

Framing lumber - Kind _____ Dressed or full size? _____

Corner posts _____ Sills _____ Cor. or led. board? _____ Size _____

Girders _____ Size _____ Columns under girders _____ Size _____ Max. on centers _____

Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.

Joists and rafters: _____ 1st floor _____, 2nd _____, 3rd _____, roof _____

On centers: _____ 1st floor _____, 2nd _____, 3rd _____, roof _____

Maximum span: _____ 1st floor _____, 2nd _____, 3rd _____, roof _____

One story building with masonry walls. Thickness of walls? _____ height? _____

If a Garage

No. cars to be accommodated on same lot _____, to be accommodated _____ number commercial cars to be accommodated _____

Will auto. oil rep. work be done other than minor repairs to cars habitually stored in the proposed building? _____

APPROVED:

Edward K. Ward

Miscellaneous:

Will work require disturbing of any tree on a public street? no

Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? yes

Signature of owner

Edward K. Ward

INSPECTION COPY



(A) APARTMENT HOUSE ZONE
APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class
 Portland, Maine, May 19, 1948

PERMIT ISSUED
00764
MAY 19 1948
CITY of PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to ~~erect~~ alter ~~repair~~ ~~rebuild~~ ~~reconstruct~~ the following building ~~structure~~ ~~equipment~~ in accordance with the Laws of the State of Maine, the Building Code and Zoning Ordinance of the City of Portland, plans and specifications, if any, submitted herewith and the following specifications:

Location Island Avenue, Peaks Island Within Fire Limits? no Dist. No. _____
 Owner's name and address Mrs. John Noyes, Island Avenue, Peaks Island Telephone _____
 Lessee's name and address _____ Telephone _____
 Contractor's name and address Roland Hoar, Island Avenue, Peaks Island Telephone 99K
 Architect _____ Specifications _____ Plans _____ No. of sheets _____
 Proposed use of building cottage No. families _____
 Last use _____ " _____ No. families _____
 Material wood No. stories 1 1/2 Heat _____ Style of roof _____ Roofing _____
 Other buildings on same lot _____
 Estimated cost \$ 125 Fee \$ 1.00

INSPECTION NOT COMPLETED General Description of New Work

To replace cedar posts with concrete ~~stone~~ wall 10" top, 12" bottom, to extend 4' below grade or to ledge whichever is encountered first, to extend at least 6" above grade. Cedar posts between foundation and sill. This is the front wall of main house.

90-8-2

**CERTIFICATE OF OCCUPANCY
 REQUIREMENT IS WAIVED**

It is understood that this permit does not include installation of heating apparatus which is to be taken out separately by and in the name of the heating contractor. **PERMIT TO BE ISSUED TO Roland Hoar**

Details of New Work

Is any plumbing involved in this work? _____ Is any electrical work involved in this work? _____
 Height average grade to top of plate _____ Height average grade to highest point of roof _____
 Size, front _____ depth _____ No. stories _____ solid or filled land? _____ earth or rock? _____
 Material of foundation _____ Thickness, top _____ bottom _____ cellar _____
 Material of underpinning _____ Height _____ Thickness _____
 Kind of roof _____ Rise per foot _____ Roof covering _____
 No. of chimneys _____ Material of chimneys _____ of lining _____ Kind of heat _____ fuel _____
 Framing lumber—Kind _____ Dressed or full size? _____
 Corner posts _____ Sills _____ Girt or ledger board? _____ Size _____
 Girders _____ Size _____ Columns under girders _____ Size _____ Max. on centers _____
 Stubs (outside walls and carrying partitions) 2x4-16" C. C. Bridging in every floor and flat roof span over 8 feet.
 Joists and rafters: 1st floor _____, 2nd _____, 3rd _____, roof _____
 On centers: 1st floor _____, 2nd _____, 3rd _____, roof _____
 Maximum span: 1st floor _____, 2nd _____, 3rd _____, roof _____
 If one story building with masonry walls, thickness of walls? _____ height? _____

If a Garage

No. cars now accommodated on same lot _____, to be accommodated _____ number commercial cars to be accommodated _____
 Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building? _____

APPROVED:

Miscellaneous

Will work require disturbing of any tree on a public street? no
 Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? yes

Mrs. John Noyes

Signature of owner

Roland Hoar

INSPECTION COPY

Permit No.

18/764

Location

1200 1st Ave, Detroit, MI

Owner

Mr. James Rogers

Date of permit

5/19/48

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn.

Cert. of Occupancy issued

INSPECTION NOT COMPLETE

NOTES

5/20/48 The House and work started at 10:00 AM



City of Portland.

OFFICE HOURS
10 TO 12 M.
4 TO 5 P. M.

OFFICE OF INSPECTOR OF BUILDINGS

Pease Island Dec. 1. 1917

To the Inspector of Buildings of the City of Portland:

The undersigned respectfully makes application for a permit to erect ~~enlarge~~ a building on _____
at number _____ to be *one 1/2*
feet wide; also an addition to _____ feet long. *17 10*
stories high. *2* stories high. *summer cottage*
feet long. *4* feet wide, and to be used as a _____

CELLAR WALL--To be constructed of _____ to be _____ inches wide on bottom and
batter to _____ inches on top. *no cellar*

UNDERPINNING--To be _____ Height of underpinning from top of cellar wall to bottom of
sill _____ ft. _____ inches to be _____ inches in thickness.

EXTERIOR WALLS--To be constructed of *wood* If of Brick, Stone, etc. Total length of wall
_____ ft. _____ inches. Thickness of 1st _____ 2d _____ 3d _____ 4th _____
5th _____ 6th _____ story walls. If of reinforced concrete state mix and reinforcing system
to be used.

If wood construction, sills to be *4x6* Girders *4x6*
Posts *4x4* Cirts _____ Studs *2x4* to be spaced _____
This building will be used for the purposes of _____ (If for apartments,
tenements, or other family uses state number of families accommodated and number on each floor.
If for manufacturing or mercantile purposes state character of business and amount of estimated
weight to be carried by the floor.)
Number of families on floor _____
Total number of families _____
Manufacturing (state character) _____
Estimated load on floors per sq. ft. _____
Mercantile business (state character and load per sq. ft.) _____

If building is used for tenement house or family use and more than one family, the following provisions of the Building Laws regarding dividing partitions shall be adhered to (Quote Law re. this):

FIRESTOPS--All bearing and center partitions will have firestops cut in tight on top of each partition cap
and between each set of floor timbers. Where ledger boards are used there shall be firestops cut in
tight against bottom of ledger boards, of same size as wall studs. Also wherever the Inspector of
Buildings may consider necessary.

STAIRWAYS--No. in building *1* location *from living room* to be enclosed
with _____ walls to be lathed with _____ lathing.

ROOF--To be constructed of *wood* Rafters to be *2x4* inches to be spaced _____
_____ inches on centers. Roof to be covered with *shingled*
Gutters to be made of *wood* Cornices to be made of *wood*
Dormer Windows to be made of _____ to be covered with _____
Chimneys, Smoke flues to be lined with _____ and provided with a 10 inch outside collar and an
inside collar to go to the inside of the flue.

Estimated Cost of Building *\$1200*
INSPECTION--The Inspector of Buildings is to be notified when building is ready for lathing and at least
24 hours before the lathing is begun.

The Builder is *J. G. Staley* Address *Pease Island, Maine*
The Architect is *J. A. C. Hayes* Address *Pease Island, Maine*
The Owner is _____ Address _____

No Deviation will be made from the above application without written permission from the Inspector of
Buildings. _____ day of _____ 1917
The above petition was granted the _____ day of _____ 1917

(Applicant to sign here) *John A. C. Hayes*

Permit No 30-88
Date 12-2-11

Location
Peaks Island
Island Ave

APPLICATION

APPROVED

Lot 1

60.50

~~90.00~~ 38.66
90.00 - 2

Cont. 1. 3/1/11
LFB

Date of final Insp.